



Talbot County Planning Commission
Final Decision Summary

Wednesday, August 3, 2022 at 9:00 a.m.
Bradley Meeting Room
11 N. Washington Street, Easton

Archived audio of the meeting is available at:

[Talbot County Meeting Videos - Talbot County, Maryland](https://www.talbotcountymd.gov)
(talbotcountymd.gov)

Attendance:

Commission Members:

Phillip “Chip” Councill, Chairman
Michael Strannahan, Vice Chairman
William Boicourt
Paul Spies

Staff:

Brennan Tarleton, Acting Planning Officer
Elisa Deflaux, Planner II
Bryce Yelton, Planner II
Anne Roane, Planner III
Mike Mertaugh, Assistant County Engineer
Andy Meehan, Commission Attorney

****Please note that sequence of the meeting was changed. In reference to the video 4E was moved prior to 4A.**

- 1. Call to Order**—Commissioner Councill called the meeting to order at 9:00 am.
- 2. Decision Summary Review**—
July 6, 2022

**Commissioner Spies moved to approve the July 6, 2022 Decision Summary.
Commissioner Strannahan seconded the motion.**

Vote	<u>4-0-1</u>
FOR:	4- Councill, Strannahan, Boicourt, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	1- Ghezzi

- 3. Old Business** – None

- 4. New Business**

- a. Applicant: Extreme Enterprises**

53 **File No.:** SP-22-3
54 **Agent:** Sean Callahan, Lane Engineering LLC
55 **Request:** Preliminary Major Site Plan
56 Waiver- Landscaping
57 **Location:** 7140 Barkers Landing Rd, Easton, MD 21601
58 Tax Map 43, Grid 10, Parcel 074
59 **Zoning:** AC
60

61 The applicant is seeking Major Site Plan approval from the Planning Commission
62 to operate a repurposing facility on a 10.88-acre portion of the 90.233 acre parcel
63 owned by Extreme Enterprises, LLC and is currently being used for a mining
64 operation and off road outdoor recreation use. The applicant intends to use 8.65
65 acres on the east side of the parcel for product recycling and stockpiling of materials
66 and share the 2.23 acre entry access with the mining operation and the off-road
67 outdoor recreation use. The applicant intends to construct an open sided 80' x 200'
68 pole building for material storage. Staff recommends the following condition:
69

70 1. The applicant shall comply with and address all outstanding issues and TAC
71 comments from the July 13, 2022 meeting.
72

73 **Staff Presentation:**
74 Elisa Deflaux, Planner II
75

76 **Applicant Presentation:**
77 Sean Callahan, Lane Engineering LLC
78 Allen Bryan, Jr., Operations Manager
79

80 **Public Comment:**
81

82 **Commissioner Boicourt moved that the Planning Commission approve the**
83 **Major Site Plan #SP-22-3 for Extreme Enterprises; subject to staff**
84 **conditions. Commissioner Strannahan seconded the motion.**
85

86 Vote 4-0-1
87 FOR: 4- Councill, Strannahan, Boicourt, Spies
88 AGAINST: 0
89 ABSTAIN: 0
90 ABSENT: 1- Ghezzi
91

92 **Commissioner Spies moved that the Planning Commission approve the**
93 **Landscaping waiver associated with the Major Site Plan #SP-22-3 for**
94 **Extreme Enterprises; subject to staff conditions. Commissioner Boicourt**
95 **seconded the motion.**
96

97 Vote 4-0-1
98 FOR: 4- Councill, Strannahan, Boicourt, Spies

99 AGAINST: 0
100 ABSTAIN: 0
101 ABSENT: 1- Ghezzi
102

- 103 **b. Applicant: Patuxent Companies**
- 104 **File No.: SP637**
- 105 **Agent:** Jarret Beyer, Lane Engineering LLC
- 106 **Request:** Major Site Plan- Easton Hardscape
- 107 Plan for the purpose of adding and modifying the Talbot County
- 108 Waiver – Landscaping
- 109 **Location:** 9740 Ocean Gateway, Easton, MD 21601
- 110 Tax Map 25, Grid 6, Parcel 9
- 111 **Zoning:** GC
- 112

113 The applicant is seeking Planning Commission approval of a Major Site Plan to
114 construct 19,779 square feet of paving for circulation and placement of 8 new
115 aggregate bins for hardscape, aggregate and landscape materials. Staff
116 recommends the following condition:

- 117
- 118 1. The applicant shall comply with and address all outstanding issues and TAC
- 119 comments from the July 13, 2022 meeting.
- 120 2. The applicant shall take all of the required steps and acquire all necessary
- 121 approvals, including any additional waivers necessary, required for a Site Plan
- 122 and Landscaping Plan as spelled out in the Talbot County Code.

123 **Staff Presentation:**
124 Elisa Deflaux, Planner II,
125 Brennan Tarleton, Acting Planning Officer, Planning & Zoning
126

127 **Applicant Presentation:**
128 Jarret Beyer, Lane Engineering LLC
129 Steven Gardner, Easton Landscape and Design
130

131 **Public Comment—** None
132

133 **Commissioner Strannahan moved to approve the Major Site Plan SP637,**
134 **Patuxent Companies; subject to staff conditions and an additional condition,**
135 **The Planning Director has the discretion to require at any point in time, that**
136 **the site plan returns to the Planning Commission for review specific to**
137 **landscaping and fencing. Commissioner Spies seconded the motion.**
138

139 Vote 4-0-1
140 FOR: 4- Councill, Strannahan, Boicourt, Spies
141 AGAINST: 0
142 ABSTAIN: 0
143 ABSENT: 1- Ghezzi
144

145 **Commissioner Spies moved that the Planning Commission approve the**
146 **Landscaping and parking waiver associated with the Major Site Plan SP637,**
147 **for Extreme Enterprises; subject to staff conditions. Commissioner Boicourt**
148 **seconded the motion.**

149

<u>Vote</u>	4-0-1
FOR:	4- Councill, Strannahan, Boicourt, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	1- Ghezzi

- 155
- 156 **c. Applicant: Rodney and Linda Spring**
157 **File No.: MCAV-22-3**
158 **Agent:** Ryan Showalter, McAllister, DeTar, Showalter & Walker, LLC
159 **Request:** Minor Variance
160 **Location:** 6513 Diamond Hall Rd, Easton, MD 21601
161 Tax Map 41, Grid 15, Parcel 166
162 **Zoning:** RC

163
164 The applicant is seeking Planning Commission recommendation of approval for a
165 Minor Variance of the 100' Shoreline Development Buffer (Buffer) to remove,
166 replace, and enlarge an existing balcony and construct a screened porch over an
167 existing pervious deck located approximately 80' from the Mean High Water Line
168 (MHWL). The net increase in overall lot coverage is 117 square feet after the
169 removal of the existing balcony and bay window. Should the Planning
170 Commission recommend approval of the Minor Variance, staff recommends the
171 following conditions:

- 172
- 173 1. The applicant shall make an application to the Office of Permits and
174 Inspections, and follow all rules, procedures, and construction timelines as
175 outlined regarding new construction.
 - 176 2. The applicant shall comply with and address all Critical Area comments and
177 standards, including the completion of a Buffer Management Plan that complies
178 with requirements of the Critical Area law.
 - 179 3. The applicant shall commence construction of the proposed improvements
180 within eighteen (18) months from the date of the Planning Office's "Notice to
181 Proceed".

182
183 **Staff Presentation:**
184 Elisa Deflaux, Planner II

185
186 **Applicant Presentation:**
187 Ryan Showalter, McAllister, DeTar Showalter & Walker, LLC
188 **Public Comment—** None

190 **Commissioner Boicourt moved that the Planning Commission recommend**
191 **approval of Minor Variance # MCAV-22-3 for Rodney and Linda Spring at**
192 **6513 Diamond Hall Road, Easton, Maryland subject to staff conditions.**
193 **Commissioner Strannahan seconded the motion.**

194
195 Vote 4-0-1
196 FOR: 4- Councill, Strannahan, Boicourt, Spies
197 AGAINST: 0
198 ABSTAIN: 0
199 ABSENT: 1- Ghezzi

200
201 **d. Applicant:** Matthew Schwartz and Andrea Larue
202 **File No.:** MCAV-22-4
203 **Agent:** Brett Ewing, Lane Engineering
204 **Request:** Minor Variance
205 **Location:** 5665 Deepwater Drive, Oxford MD 21654
206 Tax Map 47, Grid 11, Parcel 107
207 **Zoning:** RC

208
209 The applicant is seeking Planning Commission recommendation of approval for a
210 Minor Variance of the 100' Shoreline Development Buffer (Buffer) to add a
211 vestibule, pervious deck extension, screen porch addition, and additions to an
212 existing one story residence located approximately 44.3' from the Mean High
213 Water Line (MHWL). The net increase in overall lot coverage is 605 square feet.
214 Should the Planning Commission recommend approval of the Minor Variance, staff
215 recommends the following conditions:

- 216
217 1. The applicant shall make an application to the Office of Permits and
218 Inspections, and follow all rules, procedures, and construction timelines as
219 outlined regarding new construction.
220 2. The applicant shall comply with and address all Critical Area comments and
221 standards, including the completion of a Buffer Management Plan that complies
222 with requirements of the Critical Area law
223 3. The applicant shall commence construction of the proposed improvements
224 within eighteen (18) months from the date of the Planning Office's "Notice to
225 Proceed".

226
227 **Staff Presentation:**
228 Elisa Deflaux, Planner II, Planning & Zoning

229
230 **Applicant Presentation:**
231 Brett Ewing, Lane Engineering

232
233 **Public Comment—** None

234
235 **Commissioner Spies moved that the Planning Commission recommend**

236 **approval of Minor Variance # MCAV-22-4 for Matthew D. Schwartz &**
237 **Andrea H. LaRue at 5665 Deepwater Drive, Oxford, Maryland subject to staff**
238 **conditions. Commissioner Strannahan seconded the motion.**

240 Vote 4-0-1
241 FOR: 4- Councill, Strannahan, Boicourt, Spies
242 AGAINST: 0
243 ABSTAIN: 0
244 ABSENT: 1- Ghezzi

- 245
246 **e. Applicant:** Rolles Range Partners, LLC
247 **Agent:** Brendan Mullaney, Mc Allister, Detar, Showalter and Walker,
248 LLC
249 **File No:** TEXT-4
250 **Request:** A Bill to amend the Talbot County Code Section 190-78. "INN" to
251 permit the operation of historic inns within historic structures in
252 the RC and CP Districts

253
254 The text amendment application proposes to allow Inns as a permitted use within
255 the Countryside Preservation (CP) and Rural Conservation (RC) zoning districts
256 as well as an increase in number of guestrooms from 10 to 12. The amendment
257 also proposes to allow historic Inns to increase the number of guestrooms outside
258 of the primary structure from 2 to 6.

259
260 **Staff Presentation:**
261 Brennan Tarleton, Acting Planning Officer

262
263 **Applicant Presentation:**
264 Brendan Mullaney, McAllister, DeTar, Showalter and Walker, LLC
265 William Workman, Property Owner

266
267 **Public Comment—** Zach Smith Esq., Armistead, Lee, Rust & Wright P.A

268
269 **Commissioner Strannahan moved to continue TEXT-4 after revisions from**
270 **the applicant and staff have been completed. Commissioner Boicourt seconded**
271 **the motion.**

272
273 Vote 4-0-1
274 FOR: 4- Councill, Strannahan, Boicourt, Spies
275 AGAINST: 0
276 ABSTAIN: 0
277 ABSENT: 1- Ghezzi

- 278
279 **f. Applicant:** Jerry Davis
280 **Agent:** Zach Smith Esq., Armistead, Lee, Rust & Wright P.A
281 **File No:** TEXT-4

282 **Request:** A Bill to amend the Talbot County Code Section 190-48.3.
283 "Expansion and major modification of nonconforming uses.
284

285 The text amendment application proposes to amend section §190-48.3
286 “nonconforming uses” to allow for the expansion of structures utilized for
287 nonconforming uses limited to no greater than 20% of the gross floor area of the
288 nonconforming use, or 3,000 square feet pursuant to special exception approval.
289

290 **Staff Presentation:**
291 Bryce Yelton, Planner II
292

293 **Applicant Presentation:**
294 Zach Smith Esq., Armistead, Lee, Rust & Wright P.A
295 Jerry Davis
296

297 **Public Comment—** None
298

299 **Commissioner Spies move that the Planning Commission recommend to the**
300 **County Council approval of the Expansion and Major modification of**
301 **nonconforming uses text amendment as amended using option (1) one**
302 **submitted by the applicant; based on the following findings that it is**
303 **consistent with the purpose and intent of Chapter 190 and the individual**
304 **sections of the chapter along with the policies and goals of the Comprehensive**
305 **Plan; Commissioner Boicourt seconded the motion.**
306

307	<u>Vote</u>	3-1-1
308	FOR:	3- Strannahan, Boicourt, Spies
309	AGAINST:	1- Councill
310	ABSTAIN:	0
311	ABSENT:	1- Ghezzi
312		

313 **5. Discussion Items**
314

- 315 a. General discussion on the Planning Commission’s role in the Growth Allocation
316 approval process
- 317 b. Public Works is requesting a joint work session on Sept 7, 2022
318

319 **6. Staff Matters—** None
320

321 **7. Work Sessions—** None
322

323 **8. Commission Matters** —Commissioner Councill request staff attempt to place easy
324 agenda items towards the beginning of the agenda.
325

326 **9. Adjournment–** Commissioner Councill adjourned the meeting at 11:15 am.